

X

(RUPEES THIRTY TWO THOUSAND FOUR HUNDRED ONLY.)

For CITIZEN CREDIT™
CO-OP BANK LTD

M. J. J.
Authorised Signatory

Citizencredit co-operative Bank Ltd.
Mapusa Branch, 1
Shop No. G - 1, Ground Floor, Block D - 1,
Boshan Homes,
Mapusa, Goa - 403 507

D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RD



भारत
INDIA

STAMP DUTY

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Rs. ≈ 0032400 ≈

365430

GOA
NON JUDICIAL

21.9.2020

GOA

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7405 7125320

Name of Purchaser DATTAMAY DEVELOPERS.



Sr. No. 2020-15K2-2404

30/09/2020

IRREVOCABLE POWER OF ATTORNEY

M. J. J.

SNS:

मिनी अ ऑफिसर

J. J.

[Signature]

M. J. J.

[Signature]

KNOWN ALL MEN BY THESE PRESENTS, We, (1) SHRI.MEGHASHYAM RAMNATH AROLKAR, son of late Ramnath Arolkar, aged 74 years, married, retired and his wife (2) SMT. POOJA MEGHASHYAM AROLKAR, wife of Meghashyam Arolkar, aged 66 years, married, housewife, both resident of House No.206/A, Satt - Adhar Complex, Karaswada, Mapusa, Bardez - Goa, 403507, (3) SMT. MINI ASHOK AROLKAR, wife of late Ashok Arolkar, aged 62 years, widow, housewife, resident of House No.147, Gawali Waddo, Duler, Mapusa, Bardez - Goa, (4) SMT. KAVITA NIKHIL SAWANT, daughter of late Ashok Arolkar, age 39 years, married, housewife and her husband (5) SHRI. NIKHIL JAYWANT SAWANT, son of Jaywant Sawant, age 40 years, married, service, both resident of Plot No.88, Shani Chayya Bngl Sane Guruji Hsg. Colony, Radhanagari Road, Kolhapur City, Kolhapur City Karvir, Kolhapur Maharashtra, (6) SMT. VIJAYA RAJU TALAWANEKAR, daughter of late Ramnath Arolkar, aged 65 years, married, housewife and her husband (7) SHRI. RAJU BAPU TALAWANEKAR, son of Bapu Talawanekar, aged 74 years, married, retired, both resident of House No.196, Devsu wada, Pernem, North Goa - 403512, SEND GREETINGS.

WHEREAS, by an Agreement for Development and Sale between the aforesaid owners and M/s. DATTAMAY DEVELOPERS a Proprietary Firm, represented by it's sole Proprietor MR. MAHESH DATTARAM NARVEKAR, wherein we

Dattamay Mapusa
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 श्री. अ. अरोलकर

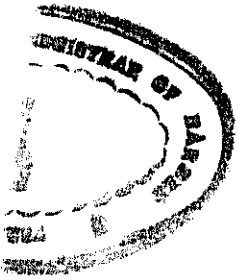
have agreed to sell the property known as "TEMERICHO SORVO", admeasuring an area of 893 sq. mts., surveyed under Old Cadastral Survey No.2148 and new Chatta No. 29 of P.T. Sheet No.86, situated at Mapusa, Bardez - Goa to said M/s. DATTAMAY DEVELOPERS, for the purpose of development for construction of multi-storied residential building.

AND WHEREAS, for the purpose of development of the said property by M/s. DATTAMAY DEVELOPERS, it is necessary to obtain various kinds of approvals / permissions and also to follow up matters related to the development of said property with Government Departments and Public Offices including offices of public bodies like Municipality, Planning & Development Authority, Town & Country Planning Department, Collectorate and other Offices and also to enter into and execute all or any other agreements, deeds or any other document as required by said Firm as contained in the said Agreement.

AND WHEREAS, for the aforesaid purposes we are desirous of appointing the Proprietor of the Firm to act for us during the subsistence of the said agreement, as may be amended / rectified / modified from time to time.

NOW THEREFORE, BY THIS DOCUMENT OF IRREVOCABLE POWER OF ATTORNEY WE, (1)SHRI. MEGHASHYAM RAMNATH AROLKAR, (2) SMT. POOJA MEGHASHYAM AROLKAR,

Shri. Meghashyam Ramnath Arolkar
Smt. Pooja Meghashyam Arolkar
 13/01/2018
 Smt. Pooja Arolkar



(3) SMT. MINI ASHOK AROLKAR, (4) SMT. KAVITA NIKHIL SAWANT, (5) SHRI. NIKHIL JAYWANT SAWANT, (6) SMT. VIJAYA RAJU TALAWANEKAR, (7) SHRI. RAJU BAPU TALAWANEKAR, do hereby nominate, constitute and appoint MR. MAHESH DATTARAM NARVEKAR, son of Dattaram Narvekar, age 47 years, married, business, resident of B & F Magnolia, Flat No.1, Block C, Nr. Sulekha Apts, Alto - Duler, Mapusa, Bardez - Goa, to be our true and lawful attorney to do the following acts, deeds and things in our name and on our behalf as if done by us personally:-

1. To look after, manage and to administer the property under Chalta No. 29 of P.T. Sheet No.86, admeasuring an area of 893 sq. mts., situated at Mapusa, Bardez - Goa, on our behalf.
2. To develop and to construct multi-storied residential building in the said property consisting of four floors having twelve Flats of two bhk and four Flats of one bhk and stilt parking and to sell the said premises along with undivided proportionate share/right in the property to prospective Buyers/Purchasers, on our behalf.
3. To appear before the Deputy Collector of Mapusa / Additional Collector of Mapusa / Collector of North Goa and to apply for Conversion Sanad in respect of the said property in our name and on our behalf.



Minister

Minister

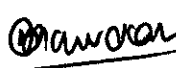
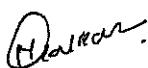
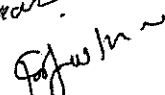

मिनी अ. अरोलकर

Minister

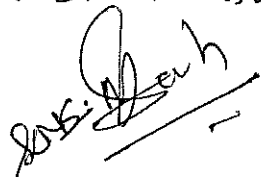
Minister

4. To appear before the Forest Department and apply for licenses / permissions in our name for cutting of any trees existing in the above said property and/or transporting any trees, on our behalf.
5. To appear before the Mapusa Municipal Council and apply for permission / license for construction of residential building in the said property in our name and on our behalf.
6. To appear before the Town & Country Planning Department for approval of the Plan for construction of residential building/s in the said property, on our behalf.
7. To appear before the Town & Country Planning Department, Block Development Office, Public Work Department and Health Department and to apply and obtain N.O.C. / approvals for construction of residential building in the said property in our name and on our behalf.
8. To appear before the Mapusa Municipal Council and apply for Occupancy Certificate after the completion of construction of residential building/s in the said property in our name and on our behalf.
9. To sell the Flats of the proposed residential building to the proposed Buyer / Purchaser, on our behalf.



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10. To appear and represent us before the Sub Registrar of Bardez and to execute and admit execution and sign any deed/s including rectification, ratification, Agreement for Sale / Deed of Sale or any other conveyance of sale for sale of Flats, parking spaces/area and/or any premises in the said property or in the building/s to be constructed in the said property, on our behalf.

11. To make and receive the payments, sign the receipts in respect of proposed construction of residential building in the above said property, on our behalf.

12. To appear and represent and act for us before any Government Offices like Talathi of Mapusa, Mapusa Municipality, Mamlatdar of Bardez, Deputy Collector/Collector of North Goa, Town & Country Planning Department, Mapusa Planning & Development Authority, City Survey of Mapusa, Land Survey Department, Forest Department, Electricity Department, P.W.D., Directorate of Health Services, Notaries, Police Authorities or any other authorities and to obtain all NOC's / Permissions, Sanction / Licenses, Approvals, Conversion Sanad, required in respect of the above said property, on our behalf.

13. To apply to Offices either private or public and Courts for certified copies of any documents, papers, plans or any other documents in respect of the said property, on our behalf.

Amara

Dr. Kar
Amara

Amara
Amara

14/07/2018

Amara

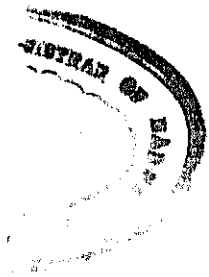


14. To appoint, engage and constitute on our behalf Advocates, Pleaders, Agents, Supervisors, Clerks, Chartered Accountants, Engineers, Architects, Contractors, Surveyors, Laborers, Carpenters, Plumbers or any other helping hand required from time to time and to enter into any agreements with them and to sign such agreements with them which our said attorney may think proper and fit to do so and to effect payment of money towards the services engaged of such persons, on our behalf.

15. To do, execute and perform all such acts, deeds and things, concerning the sale of proportionate share in the said property, on our behalf.

16. To commence, institute, file, defend / oppose any suit, appeal, revision, review or any other legal proceedings in respect of the said property and to withdraw and compromise any such suit, appeal, revision or review or any other legal proceedings as aforesaid at any time and on such terms and conditions as may agree and authorize our said lawful attorney to withdraw or compromise, on our behalf.

17. To file / contest any suit or proceedings in any Court of Law whether Civil, Criminal or Revenue, Tribunal to protect our rights and interest in the said property and to do all acts, deeds and things required to be done till Decree and also to get any Decree / Award executed and satisfied, on our behalf.



Pranav Alka
Pranav Pranav
17/01/21 31. 3/1/2021
S.S. Singh Pranav

18. To sign, execute, verify and deliver any Complaint, Written Statement, Memo of Appeal, Revision, Petition, Application for Review, Writ Petition or any other necessary applications / documents or pleadings on our behalf and to appear before any Judge, Magistrate, Revenue Officer or any other Officer empowered by law to hear the proceedings or inquiry in respect of the said property, on our behalf.

19. To swear and file affidavits, to give statements on oath, before any Court of Law, Government Officers or local bodies, on our behalf.

20. To inspect any judicial or non-judicial records, to accept notice or services, writ of summons or any other legal process that may be served upon us to represent us in any Court of Law, on our behalf.

21. To sign all sorts of applications, forms, complaints, deeds, written statements, affidavits, letters and correspondence and to verify and make statement on oath and to file and forward such writing or any other such things from time to time, on our behalf.

22. To compromise, withdraw, compound or settle any dispute that may arise in respect of the said property, on our behalf.



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23. To accept letters either simple or registered A/D, service of summons, notices, writs issued in any Court or Office against us. To rectify any mistake or omission that may arise or crop up in course of our life from time to time on our behalf.

24. We do hereby ratify and confirm and agree to ratify and confirm all acts, deeds and things done by our said attorney, by virtue of this Instrument of Irrevocable Power of Attorney.

25. That the Stamp Duty to be paid for Irrevocable Power of Attorney is $3.5\% \times 54,00,000$ (value of land) = Rs.1,89,000/- (Rupees One Lakh Eighty Nine Thousand Only).

The stamp duty already paid on the Agreement for Development and Sale is $2.9\% \times 54,00,000$ (value of land) = Rs.1,56,600/- (Rupees One Lakh Fifty Six Thousand Six Hundred Only).

Hence the balance Stamp Duty paid for the present Irrevocable Power Of Attorney is Rs.32,400/- (Rupees Thirty Two Thousand Four Hundred Only) and the said IPOA is given to the Developer.

GENERALLY TO DO all acts and things required to be done to safeguard our rights / interest in all proceedings before all Courts of Law and in respect of the said property.

GENERALLY TO DO all acts and things required to be done for the purpose / purposes mentioned above.

Devendra

मिनी अ. 21/रोडकर

Ram

M. S. S. S.

Sharma

Sharma

IN WITNESS WHEREOF, We, (1) SHRI.MEGHASHYAM RAMNAT AROLKAR, (2) SMT. POOJA MEGHASHYAM AROLKAR, (3) SMT. MINI ASHOK AROLKAR, (4) SMT. KAVITA NIKH SAWANT, (5) SHRI. NIKHIL JAYWANT SAWANT, (6) SM VIJAYA RAJU TALAWANEKAR and (7) SHRI. RAJU BAP TALAWANEKAR, have made and signed this Instrument of Irrevocable Power of Attorney at Mapusa on this 30th day of the month of September of the year 2020 out of our own free Will and after fully understanding the contents thereof.

SCHEDULE

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT property known as "TEMERICHO SORVO" measuring an area of 893 sq. mtrs., surveyed under Old Cadastral Survey No.2148 and new surveyed under Chalf No.29 of P.T. Sheet No.86, situated at Mapusa Bardez-Goa which property is inscribed in the Land Registration Office of Bardez under No.11542 and described under Description No.30722 of Book B-79 at page 35, within the limits of Mapusa Municipal Council, Taluka of Bardez, District of North Goa and State of Goa and the same is bounded as under:-

EAST :- By Road.

WEST :- By Road.

NORTH:- By Road.

SOUTH:- By property under Chalf No. 30 of P. T. Sheet No.86 of City Survey Mapusa.

Talawekar

[Handwritten signatures and notes]
 30/09/2020
 30/09/2020

[Handwritten signature]

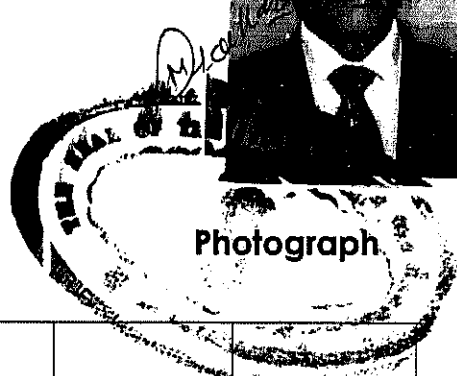
SIGNED AND DELIVERED
BY THE WITHIN NAMED
EXECUTANT No.1
SHRI.MEGHASHYAM RAMNATH AROLKAR

M. Arolkar

Signature



Photograph



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION



Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

M. Arolkar

M. Arolkar

श्री जी अ. अरोलकर

M. Arolkar

M. Arolkar

SIGNED AND DELIVERED
BY THE WITHIN NAMED
EXECUTANT No.2
SMT.POOJA MEGHASHYAM AROLKAR

Poojkar

Signature



Photograph

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

Poojkar

Poojkar

Poojkar

मिती अ. ३१/१२/२०२४

Poojkar



SIGNED AND DELIVERED
BY THE WITHIN NAMED
EXECUTANT No.3
SMT.MINI ASHOK AROLKAR



मिनी अ. अरोलकर

Signature

Photograph

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

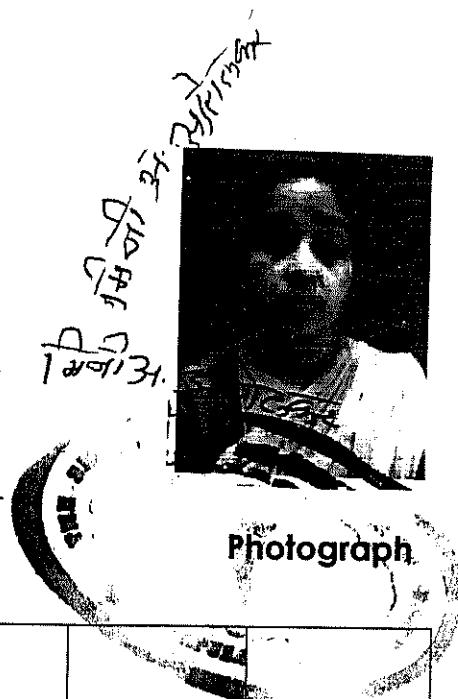
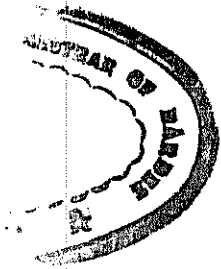
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

Handwritten signatures and notes:
Arolkar, H. Arolkar, Ashok, and another signature.

मिनी अ. अरोलकर

Handwritten signature: Smt. Mini Ashok Arolkar

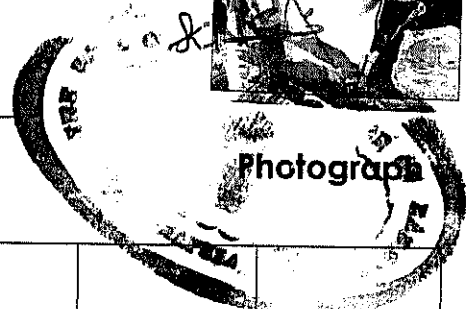


SIGNED AND DELIVERED
BY THE WITHIN NAMED
EXECUTANT No.4
SMT.KAVITA NIKHIL SAWANT



SAS

Signature



Photograph

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

Thumb	Index finger	Middle finger	Ring finger	Little finger

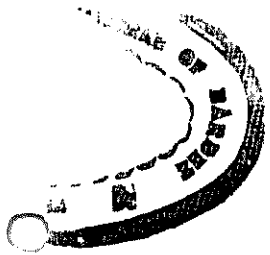
RIGHT HAND FINGER PRINT IMPRESSION

Sawant *Dawkar* *Sharma*

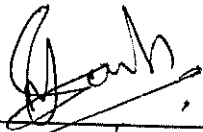
मिनी अ. अंतर्कर

SAS *Sharma*

Sharma



SIGNED AND DELIVERED
BY THE WITHIN NAMED
EXECUTANT No.5
SHRI.NIKHIL JAYWANT SAWANT








Signature








Photograph



				
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LEFT HAND FINGER PRINT IMPRESSION

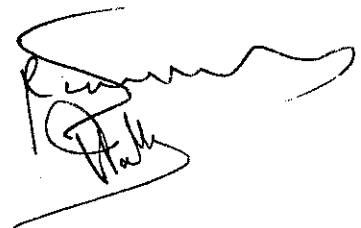
				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

Wawar *Pranav Patil*

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SHRI. Nikhil Jaywant Sawant



SIGNED AND DELIVERED
BY THE WITHIN NAMED
EXECUTANT No.6
SMT.VIJAYA RAJU TALAWANEKAR

Signature



Photograph

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

Handwritten notes and signatures in the bottom left area.

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Handwritten signature and notes in the bottom center area.

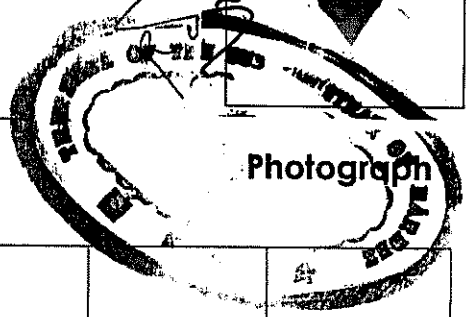
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SIGNED AND DELIVERED
BY THE WITHIN NAMED
EXECUTANT No.7
SHRI. RAJU BAPU TALAWANEKAR



Signature

Photograph



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LEFT HAND FINGER PRINT IMPRESSION

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

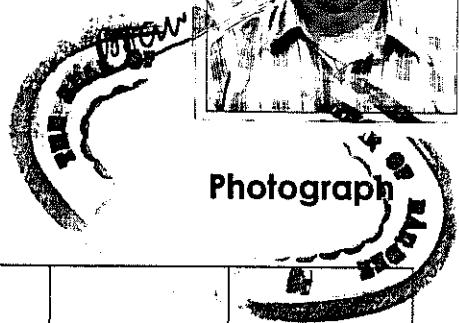
मी 31. 31/05/2022
 S.S. Talawekar

SIGNED AND DELIVERED
BY THE WITHIN NAMED
ACCEPTED BY ME
M/s DATTAMAY DEVELOPERS
Represented by its sole Proprietor
MR.MAHESH DATTARAM NARVEKAR



Mahesh Narvekar

Signature



Photograph

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

Mahesh Narvekar *Mahesh Narvekar* *Mahesh Narvekar*

१५/०१/२०२३

Mahesh Narvekar

WITNESSES:

1. S. K. KULAM SURESH KRISHN
KULAM,

2. [Signature] SHRIMATH SUDHAKAR
MADHURAM

[Signature]

[Signature] - [Signature]

[Signature]

मिनी 31. 31K/ 0. 92

[Signature]



Government of Goa

Document Registration Summary 2

Office of the Civil Registrar-cum-Sub Registrar, Bardez

Print Date & Time : - 30-Sep-2020 12:09:39 pm

Document Serial Number :- 2020-BRZ-2404

Presented at 12:09:02 pm on 30-Sep-2020 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	100
2	Registration Fee	1000
3	Processing Fee	360
Total		1460

Stamp Duty Required :100






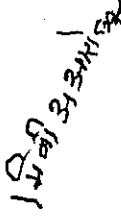





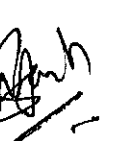









Stamp Duty Paid : 100

Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	<p>Mahesh Dattaram Narvekar ,S/o - D/o Dattaram Narvekar Age: 47, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - B F Magnolia, Block C, Flat No.1, Nr. Sulekha Apts., Alto Duler, Mapusa, Bardez - Goa., Address2 - PAN No.: [REDACTED]</p>			



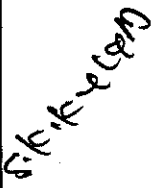



Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Meghashyam Ramnath Arolkar ,S/o - D/o Ramnath Arolkar Age: 74, Marital Status: Married ,Gender:Male,Occupation: Other, Address1 - House No.206-A, Satt-Addhar Complex, Karaswada, Mapusa, Bardez - Goa, Address2 - , PAN No.: [REDACTED]</p>			

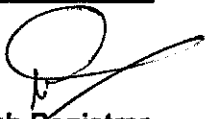
Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Pooja Meghashyam Arolkar ,S/o - D/o Gangadhar Anant Walke Age: 65, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - House No.206-A, Satt-Addhar Complex, Karaswada, Mapusa, Bardez, Goa., Address2 - , PAN No.: [REDACTED]			
3	Mini Ashok Arolkar ,S/o - D/o Shripad Sakharam Barve Age: 62, Marital Status: Widow ,Gender:Female,Occupation: Housewife, Address1 - House No.147, Gawali Waddo, Dular, Mapusa, Bardez - Goa. Address2 - , PAN No.: [REDACTED]			
4	Devita Nikhil Sawant ,S/o - D/o Ashok Ramnath Arolkar Age: 39, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - Plot No.88, Shani Chayya Bngl Sane Guruji Hsg. Colony, Radhanagari Road, Kolhapur City, Kolhapur City Karvir, Kolhapur City, Maharashtra, Address2 - , PAN No.: [REDACTED]			
5	Nikhil Jaywant Sawant ,S/o - D/o Jaywant Sawant Age: 40, Marital Status: Married ,Gender:Male,Occupation: Service, Address1 - Plot No.88, Shani Chayya Bngl Sane Guruji Hsg. Colony, Radhanagari Road, Kolhapur City, Kolhapur City Karvir, Maharashtra, Address2 - , PAN No.: [REDACTED]			
6	Vijaya Raju Talawanekar ,S/o - D/o Ramnath Arolkar Age: 65, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - House No.196, Devsu wada, Korgao, Pernem - Goa. Address2 - , PAN No.: [REDACTED]			
7	Raju Babu Talawanekar ,S/o - D/o Babu Talawanekar Age: 74, Marital Status: Married ,Gender:Male,Occupation: Other, Address1 - House No.196, Devsu wada, Korgao, Pernem - Goa., Address2 - , PAN No.: [REDACTED]			
8	Mahesh Dattaram Narvekar ,S/o - D/o Dattaram Narvekar Age: 47, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - B F Magnolia, Block C, Flat No.1, Nr. Sulekha Apts., Alto Duler, Mapusa, Bardez - Goa., Address2 - , PAN No.: [REDACTED]			

Witness:

I/We individually/Collectively recognize the Executant, Acceptor,

Sr.NO	Party Name & Address	Photo	Thumb	Signature
1	Suresh K Kulam, 48 , [REDACTED] , Business , Marital status : Married 403507, 93/10, 93/10, Nr. Krishna Temple Satiganwado Khorlim Mapusa Bardez - Goa. Mapusa, Bardez, NorthGoa, Goa			
2	Shreyash Sunil Malusare, 23 , [REDACTED] , Service , Marital status : Unmarried 406502, Cansa Board Tivim Bardez - Goa., Cansa Board Tivim Bardez - Goa. Tivim, Bardez, NorthGoa, Goa			




Sub Registrar
SUB-REGISTRAR
BARDEZ

Document Serial No:-2020-BRZ-2404

Book :- POA Register Document
Registration Number :- **BRZ-POA Register-29-2020**
Date : 30-Sep-2020



[Handwritten Signature]
Registrar (Office of the Civil Registrar-cum-Sub Registrar, Bardez)
**SUB REGISTRAR
BARDEZ**